

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
MAY 11, 2017**

Call to order – At 6:05PM the Kingsburg Planning Commission meeting was called to order.

Commissioners Present – Kinney, Rountree, Poynor and Kruper

Commissioners Absent – Cozbey, Bullis and Johnson.

Staff Present – City Manager Alex Henderson, City Attorney Mike Noland, Building Official Mike Koch, Planning Director Greg Collins, City Engineer Dave Peters and Planning Secretary Mary Colby.

Others Present – Theresa Lipschitz, Kathy Quait, Nancy Thompson, Todd Thompson, Mike & Vera Law, Bruce Blayney, Pamela Zarata, Fred Guerra and Melvin Enns.

APPROVAL- Commissioner Kinney made a motion, seconded by Commissioner Poynor to approve the minutes of the April 13, 2017 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

PUBLIC COMMENTS –

Gary Nelson, Mendocino and Kamm asked to change the order of the agenda to discuss the Crinklaw project first and the Nelson Project second.

Upon the recommendation of City Attorney Mike Noland no action was taken to change the agenda.

CONTINUED PUBLIC HEARING – CONSIDERATION OF:

(I) NEGATIVE DECLARATION FOR PLANNED UNIT DEVELOPMENT (PUD), PUD 2016-01 AND TENTATIVE SUBDIVISION MAP, TTM 6122, 59 SINGLE-FAMILY LOTS, POCKET PARK AND PEDESTRIAN WALK THRU SITUATED ON 19.46 ACRES (NELSON);

(II) PLANNED UNIT DEVELOPMENT (PUD), PUD 2016-01 AND TENTATIVE SUBDIVISION MAP, TTM 6122, 59 SINGLE-FAMILY LOTS, POCKET PARK AND PEDESTRIAN WALK THRU SITUATED ON 19.46 ACRES (NELSON);

(III) NEGATIVE DECLARATION FOR PLANNED UNIT DEVELOPMENT PUD- 2016-02 AND TENTATIVE SUBDIVISION MAP TTM- 6167, 121 SINGLE-FAMILY LOTS, COMMUNITY PARK AND STORM BASIN SITUATED ON 41.7 ACRES (CRINKLAW);

(IV) PLANNED UNIT DEVELOPMENT PUD- 2016-02 AND TENTATIVE SUBDIVISION MAP TTM- 6167, 121 SINGLE-FAMILY LOTS, COMMUNITY PARK AND STORM BASIN SITUATED ON 41.7 ACRES (CRINKLAW);

At 6:15PM the Continued Public Hearing was opened.

Planning Director Greg Collins stated that this is a continued public hearing and the power point presentation will be shown again very quickly. The annexation and pre-zone were addressed at the last meeting.

Commission Discussion –

- There is no access from Kamm, which could add stress to the adjacent neighborhood.
- City Engineer stated that there are adequate access points for this map.

At 6:38PM the Public Comment was opened.

Melvin Enns just wanted to be sure letter sent was received.

Susan Wilford lives on 19th Avenue requested a four way stop at 18th and Klepper. City Engineer stated an addition of a stop sign must meet warrants.

Tom Zarate lives on Kamm. Clarification of alley loaded garages. Kruper explained that the alley loaded garages will be looked at before the homes actually start to go in.

Gary Nelson, owner of property Tract Map 6122 my map was drawn with larger lots as laid out in the NKSP. Lots to the north of me are much smaller. Would like to know the outcome for the second map (Crinklaw) before a decision is made on my map.

Close Public Comment – 6:56PM

Continued Commission Discussion

The Planning Commission discussed the two projects and gave a background for presenting the two projects together:

Both projects came in at the same time.

LAFCo will look at both projects as one when/if annexation is considered.

Gary Nelson seems hesitant to move forward with his project, he would have to make the decision to remove his project from the agenda.

The Crinklaw project mirrors the development to the south.

The lots per acre are essentially the same for the two projects.

Gary Nelson asked that his item TTM 6122 be postponed to the next meeting for discussion.

Commissioner Kruper made a motion, seconded by Commissioner Poynor to continue the public hearing for Tract 6122 to the next regular meeting on June 8th, 2017. The motion carried by unanimous vote of those Commissioners present.

(Crinklaw Project)

Planning Director Greg Collins stated that the conditions for the Crinklaw project are essentially the same, and a Negative Declaration was prepared.

Commission Discussion:

Need a pedestrian walkway through the project
Traffic generation and delays

Open for Public Comment 7:37PM

Hal Lore, stated that a 40 acre master plan for this area will be circulated.

Dave Crinklaw West Star Construction and owner, pointed out, of the last three maps these are the lowest density. All the lots are wider.

Close Public Comment 7:46PM

(Crinklaw Project only)

Commissioner Rountree made a motion, seconded by Commissioner Kinney to adopt Resolution 2017-11 adopting the negative declaration prepared for and approve the planned unit development PUD 2016-02 and approving the necessary findings consistent with chapter 17.76 of the KMC and subject to the conditions in the resolution. The motion carried by unanimous vote of those Commissioners present.

Decision on Tentative Subdivision Map

Commissioner Rountree made a motion, seconded by Commissioner Poyner to approve Resolution 2017-12 Adopting the negative declaration for vesting tentative subdivision map no. 6167, for 121 Single Family Lots, Community Park and Storm Drain Basin situated on 41.5 Acres subject to all conditions in the resolution. The motion carried by unanimous vote of those Commissioners present.

FUTURE ITEMS – None were discussed

ADJOURN – The Kingsburg Planning Commission meeting was adjourned at 8:00PM with the Commission Discussion on the Nelson project to be continued to the June 8th meeting.

Submitted by

Mary Colby
Planning Secretary